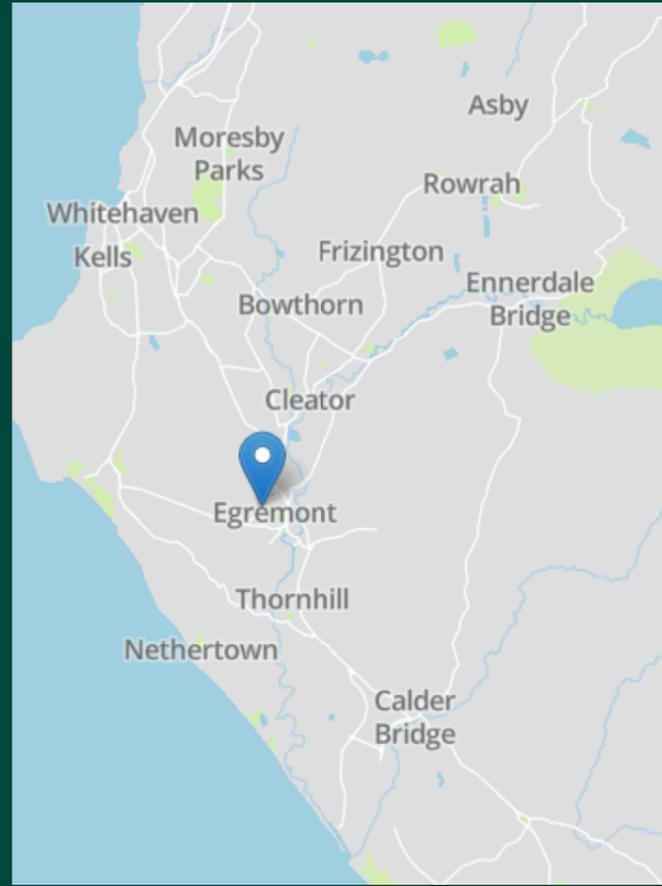


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor 0**

**Floor 1**

Approximate total area\*  
733.62 ft<sup>2</sup>  
68.16 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## 18 Dryden Way, Egremont, Cumbria, CA22 2HA

- 3 bed mid link house
- Great starter home
- EPC rating D
- Popular residential area
- Garden & det garage
- Tenure: freehold
- No onward buying chain
- Perfect for families
- Council Tax: Band A

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:  
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01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk

## LOCATION

Egremont is a market town on the west coast of Cumbria approximately 5 miles south of Whitehaven on the River Ehen. The town offers excellent transport links via the A595 as well as a good range of local amenities and schools, including the Westlakes Academy. The delights of the Lake District National Park are also within easy reach as too are many other attractions on the west coast, such as the beaches at Seascale and St Bees Head.

## PROPERTY DESCRIPTION

A lovely 3 bed mid link house well located in a popular residential area of Egremont, just a short walk to the town centre and well regarded primary and secondary schools.

The property, which is presented to the market with the benefit of no onward buying chain, offers well appointed living accommodation perfectly suited to first time buyers and young families. In brief comprising entrance hall, lounge, dining kitchen and sun room to the ground floor with three well proportioned bedrooms and a modern family bathroom to the first floor. Externally, there is a lawned garden to the front of the property and a low maintenance paved area to the rear. The property also benefits from having a detached garage, with further parking available for residents to the rear.

Early viewing is advised in order to avoid disappointment.

## ACCOMMODATION

### Entrance Hall

Accessed via UPVC part glazed door. With stairs to the first floor, radiator and door leading to the lounge.

### Lounge

3.99m x 3.72m (13' 1" x 12' 2") A bright spacious room with gas fire set in a wood surround with contrasting hearth and backplate, understairs storage cupboard, radiator, large front aspect window and door to kitchen/diner.

### Kitchen/Diner

3.0m x 4.6m (9' 10" x 15' 1") A rear aspect room, fitted with a range of matching wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with gas hob and extractor over, plumbing for under counter washing machine and space for a small table and chairs. Storage cupboard housing the central heating boiler, radiator, tile effect flooring and UPVC door giving access into the sun room.

### Sun Room

1.34m x 4.22m (4' 5" x 13' 10") With storage cupboard, windows to the side and rear and UPVC door giving access to the rear garden/yard area.

## FIRST FLOOR LANDING

With loft access hatch and doors leading to first floor rooms.

### Bathroom

1.65m x 1.97m (5' 5" x 6' 6") Fitted a white three piece suite comprising low level WC, wash hand basin and panelled bath with mains shower over. PVC panelled walls, radiator, wood effect flooring and obscured rear aspect window.

### Bedroom 2

2.54m x 2.56m (8' 4" x 8' 5") A rear aspect bedroom with radiator.

### Bedroom 1

4.37m x 2.68m (14' 4" x 8' 10") A front aspect double bedroom with fitted wardrobes, further storage cupboard and radiator.

### Bedroom 3

3.25m x 1.85m (10' 8" x 6' 1") Front aspect bedroom with radiator and large overstairs storage cupboard.

## EXTERNALLY

### Gardens

To the front, there is a large lawned garden with pathway leading directly to the front door and to the rear, there is a low maintenance, paved yard area.

### Garage

The property also benefits from a single, detached garage, accessed from the rear where is also further resident and visitor parking available.

## ADDITIONAL INFORMATION

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA22 2HA and identified by a PFK 'For Sale' board. Alternatively by using What3Words///gushes.tangent.barks

